

1. Answer in **2-3** sentences **each** :— 20
- Explain the term "Collector" under the Land Acquisition Act 1894.
 - Explain the expression "Tidal influenced water bodies."
 - Explain the term "market-value" under the Bombay Stamp Act, 1958.
 - State one consequence of an instrument which is not duly stamped.
 - State the ceiling area for dry-crop land in Ratnagiri under the M.A.L. (Ceiling on Holdings) Act, 1961.
 - What is Flower Space Index.
 - State any two matters stated in Nistar Patrak.
 - What is standard-rate of assessment ?
 - What is a Cess under MHADA ?
 - Explain the term "To cultivate" under B.T.A.L. Act, 1948.
2. Write short notes on any **four** of the following :— 20
- Family Unit.
 - Development.
 - Exception to Section 17(1) of the Registration Act, 1908.
 - Sanad.
 - Public Purpose.
 - Impounding.
3. Solve any **two** of the following situational problems. 12
- The person interested under the Land Acquisition Act, can express his dis-satisfaction with the Award passed under Section II.
 - Explain the term "person interested".
 - How can the person interested express his dis-satisfaction with the Award ?
 - A Conveyance Sale/Deed of Immovable property valued at Rs. 1 Crore executed on 1st February, 2010 is not registered within 4 months of execution.
 - Can the above conveyance be will registered ? Explain.
 - State two consequences of non-registration in the above case.
 - Mr. Ram owns 50 acres of Dry-crop agricultural land in the Suburbs of Mumbai. He devices to purchase more agricultural Dry crop-land in the suburbs of Mumbai.
 - What is the ceiling area for the above land ?
 - If the Ram purchases further land as stated above what could be the Legal consequence ?

[TURN OVER

4. Answer any four of the following :—

48

- (a) Explain Registration of Documents under section 17 of the Registration Act, 1908.
- (b) Deal with the classification and ceiling areas of agricultural lands under the M.A.L. (ceiling on Holdings) Act, 1961.
- (c) Analyze the Role of the Civil Court under the Land Agricultural Act. State the relationship between section 18 and 28A of the Land Acquisition Act.
- (d) How is a Sanad obtained under the Maharashtra Land Revenue Code ?
- (e) Examine the regulation of permissible activities in C.R.Z. Areas.
- (f) What are structural Repairs ? How does MHADA provide relief and justice to occupiers when cessed Buildings suddenly collapse ?

